

**634 NORTH GRAND
353 REDEVELOPMENT PLAN**

NOVEMBER 16, 2015

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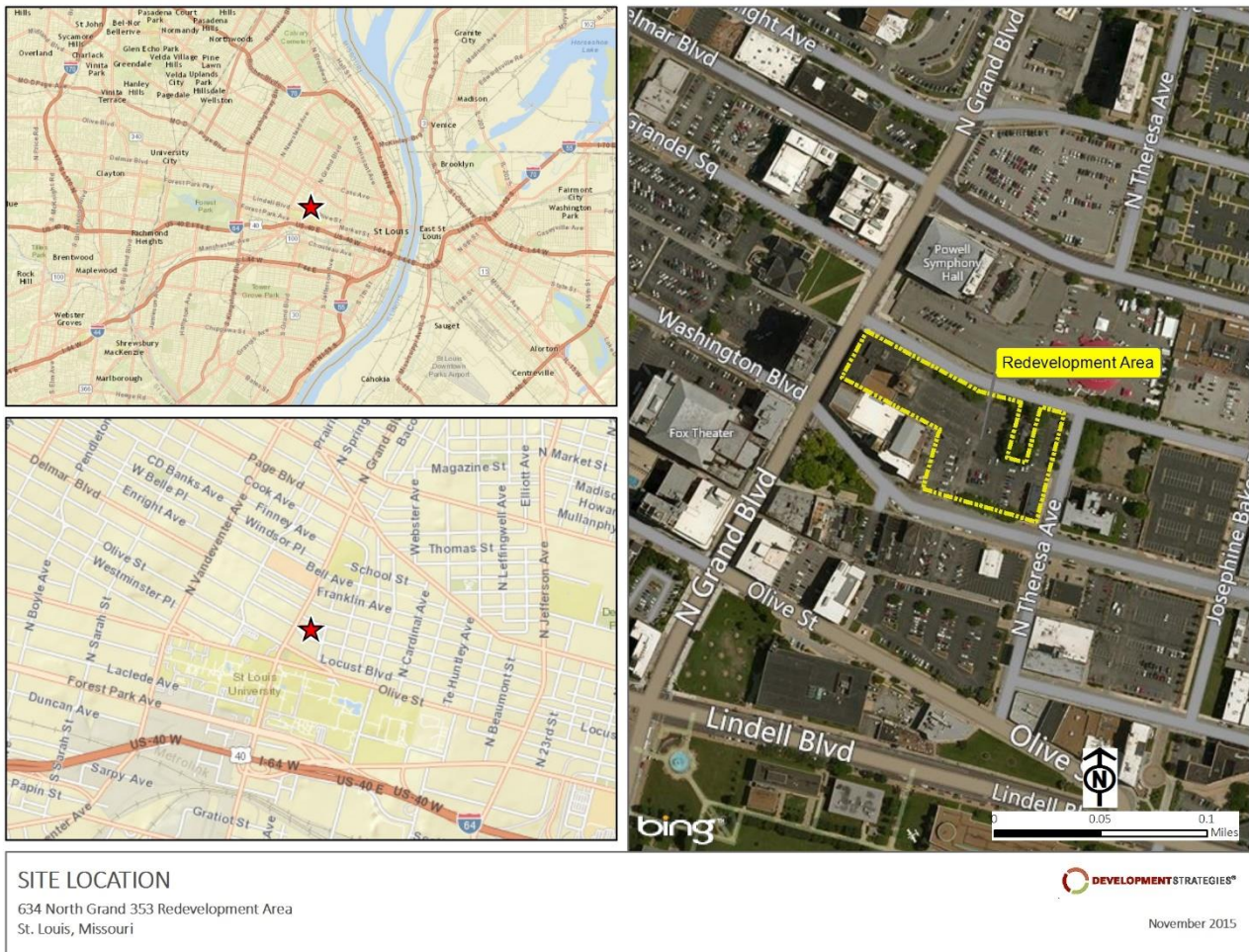
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A. DESCRIPTION OF THE PROJECT

Overview of Redevelopment Area

The 634 North Grand 353 Redevelopment Area (the "Redevelopment Area") is located at the southeast corner of the intersection of North Grand Boulevard and Samuel Shepard Drive near the geographic center of the City of St. Louis. (See **Site Location map, below**). The Redevelopment Area, which contains approximately 2.5 acres, is generally bounded by Grand Boulevard on the west, Samuel Shepard Drive on the north, North Theresa Avenue on the east, and Washington Boulevard on the south.



Historical Development

The Redevelopment Area is located within the boundaries of the Grand Center or Midtown neighborhood in the City of St. Louis. Areas to the north, east, and south were incorporated into the City prior to the Civil War; the City boundary was extended west of Grand Avenue in 1876. The properties constituting the Redevelopment Area were occupied by large single family homes along Washington Avenue and Lucas (now Samuel Sheppard) Avenue by 1900. The Grand Avenue frontage was occupied by St. Vincent's Seminary from 1875 to 1911. The same structure was used by the forerunner to Rosati Kain High School after the closure of the seminary. This was a typical pattern for the neighborhood prior to 1910, with institutional uses along Grand Avenue and residential along the intersecting streets.

The Missouri Theatre Building was constructed in 1920 on the former seminary site as the neighborhood became a second downtown for the City, in large part due to the connection of the east-west streetcar lines with the Grand Avenue carline. Theatres, professional offices, shops and restaurants lined Grand in the years following the First World War. The Missouri Theatre was, at the time of its opening, the third largest motion picture theatre in the country with 3,600 seats and featured an early air conditioning system. The building above the auditorium level contained professional office space for doctors and dentists. Retail space was at street level to the north of the theatre lobby. The theatre prospered through the Roaring Twenties, the Depression, and World War II along with the neighboring Fox, Loew's Mid City, and St. Louis theatres.

By 1950 a number of the residential properties to the east of the Missouri Theatre Building had been razed for surface automobile parking lots. Even though the Midtown neighborhood was still an active theatre destination, the Missouri Theatre closed in 1957 and the auditorium structure was removed in 1959. The upper floors of the building remained a viable location for professional offices through the 1960's but, as the neighborhood declined, occupancy suffered. The City of St. Louis purchased the building in the late 1970's for offices of the City Health Department. The Health Department was forced to move out in the mid-2000s as the building became more and more obsolete. The most recent previous owner, Grand Center, Inc., purchased the building in 2012 and owned it until it was acquired by The Lawrence Group in early 2014.

Overview of Redevelopment Proposal

It is proposed that the redevelopment of the Area be undertaken in two phases. Phase 1 would involve the total renovation of the Missouri Theater building, which has been vacant since 2007. When the renovation is complete, Phase 1 is projected to include approximately 139 hotel rooms; 22,000 square feet of restaurant, bar and event space associated with the hotel; 24,000 square feet of office space; and 1,200 square feet of retail space. The total development cost for Phase 1 is projected to be approximately \$53 million. Phase 1 is projected to start in early 2016 and be completed in the spring of 2017.



Phase 2 is comprised of the balance of the Area. It is projected to be a mixed use development containing apartments, office and retail space, and a new parking garage. As currently envisioned, the completed Phase 2 development will feature approximately 140 to 160 apartments, 5,000 to 15,000 square feet of office/retail space and a garage with roughly 500 parking spaces. The estimated development cost for Phase 2 is projected to be roughly \$61 million in current dollars. The specific start date for Phase 2 has yet to be determined and will depend on property acquisition and market conditions.

The 634 Redevelopment Corporation is asking for an incentive package to accompany this new capital investment, which would include 100% tax abatement for real property for the first ten (10) years and 50% tax abatement for real property for the next thirteen (13) years. The Developer is also seeking a TIF for the Area that would include incremental real property taxes ("Payments in Lieu of Taxes" or "PILOTs") and part of the incremental tax revenue generated by economic activities within the Redevelopment Area ("Economic Activity Taxes" or "EATs"), including taxes on sales, hotel rooms, restaurant gross receipts, earnings/payroll, and utilities. The PILOT payments under TIF would begin after the 10 year tax abatement under Chapter 353, and continue for the

next 13 years.

This submission fully complies with the requirements of the Missouri Urban Redevelopment Corporations Law, Chapter 353, RSMo. 2000, as amended, and the Redevelopment Procedures for Blighted Areas in Sections 11.06.010 to 11.06.370 of the Revised Code of the City of St. Louis. The 634 Redevelopment Corporation (the “Developer”) is a limited dividend redevelopment corporation as prescribed by Chapter 353 RSMo. 2000, as amended.

B. LEGAL DESCRIPTION

A tract of land in Block 1061 of the City of St. Louis, beginning at the Intersection of the East line of Grand Boulevard, with the South line of Samuel Shepard Drive (formerly Lucas Avenue); thence East along the South line of Samuel Shepard Drive, a distance of 315.06 feet to an angle point in said South line; thence continuing East along the South line of Samuel Shepard Drive (formerly Lucas Avenue) a distance of 108.22 feet to the Northwest corner of property conveyed to Robert and Natalie Duggan by deed recorded in Book 07102008 page 16 of the City of St. Louis Records; thence South along the West line of said Duggan property a distance of 142.56 feet to the Southwest corner thereof; thence East along the South line of said Duggan property a distance of 50 feet to the Southeast corner thereof; thence North along the East line of said Duggan property a distance of 142.56 feet to the South line of Samuel Shepard Drive (formerly Lucas Avenue); thence East along the South line of Samuel Shepard Drive (formerly Lucas Avenue) a distance of 60 feet to the West line of Theresa Avenue; thence South along the West line of Theresa Avenue a distance of 274.34 feet more or less to the North line of Washington Boulevard; thence West along the North line of Washington Boulevard a distance of 325 feet more or less to the East line of property conveyed to Third Baptist Church by deed recorded March 3, 1973 daily number 102; thence North along the East line of said Third Baptist Church property a distance of 160 feet more or less to the Northeast corner thereof and to the South line of property conveyed to TLG 634 N Grand LLC, by deed recorded in Book 12042013 page 219 of the City of St. Louis Records; thence West along the South line of said TLG 634 N Grand LLC a distance of 245 feet more or less to the Southwest corner of said TLG 634 N Grand LLC property and to the East line of Grand Boulevard; thence North along the East line of Grand Boulevard a distance of 129 feet 4 inches to the point of beginning.

C. REDEVELOPMENT STAGING

Phase 1

It is anticipated that the proposed improvements to the Missouri Theatre building will begin in early 2016, following approval of this Redevelopment Plan, and be completed in the spring of 2017.

Phase 2

The subsequent timing for the development of the remainder of the Redevelopment Area as a mixed-use project that is anticipated to include office, retail, residential and a parking garage, will proceed based on property acquisition and market conditions.

D. BUILDINGS AND IMPROVEMENTS TO BE DEMOLISHED

The approximately 5,400 square foot mixed-use building at the Redevelopment Area's southeast corner, currently owned by Third Baptist Church, is proposed for demolition during the second phase of the redevelopment project. The building is currently under an option contract to the Developer and the timing of this demolition has not yet been determined.

E. BUILDINGS NOT TO BE DEMOLISHED

The 157,000 square foot, twelve-story Missouri Theatre building will remain and undergo extensive renovation and remodeling.

F. STRUCTURES DESIGNATED FOR REHABILITATION

As part of this Redevelopment Plan the Missouri Theater building, which is located in Phase 1, will be rehabilitated. Improvements to the building will include:

- Restoration of the Missouri Theatre building's historic façade;
- Renovation and remodeling of the building's interior to accommodate modern office, hotel, restaurant, and retail tenants;
- Remodeling of the building's basement to create additional space for new bars and restaurants; and
- Construction of an additional story on the Missouri Theatre building with a roof deck and pool.

When the renovation is complete, Phase 1 is projected to include approximately 139 hotel rooms; 22,000 square feet of restaurant, bar and event space associated with the hotel, 24,000 square feet of office space, and 1,200 square feet of retail space.

G. NEW DEVELOPMENT

As part of the proposed Phase 2 development, the Redevelopment Plan proposes to construct apartments, office, and retail space and a new parking garage. As currently envisioned, the completed development will feature approximately 140 to 160 apartments, 5,000 to 15,000 square feet of office/retail space and a garage with roughly 500 parking spaces.

H. LANDSCAPING AND COMMUNITY FACILITY IMPROVEMENTS

New lighting, sidewalks and landscaping is proposed along Samuel Shepard Drive, Theresa Avenue and the portion of Washington Boulevard associated with Phase 2 development.

I. DEDICATIONS OF PROPERTY FOR PUBLIC PURPOSES

No property in the Redevelopment Area is proposed to be sold, donated, exchanged, or leased to the City, the St. Louis Board of Education, the Public Library Board, or any other public body.

J. DESCRIPTION OF PROPOSED ZONING CHANGES

The entire Redevelopment Area is currently zoned “H” (Area Commercial District). This zoning designation is appropriate for the uses intended to be developed on the site, so no changes to the zoning are proposed as part of this Redevelopment Plan.

K. STREET AND CIRCULATION CHANGES

No street or circulation changes are proposed as part of this Redevelopment Plan.

L. QUALITY AND CHARACTER OF EXISTING RESIDENTIAL DWELLINGS

There are currently no residential dwellings in the Redevelopment Area.

M. RELOCATION

No relocation is anticipated to be necessary to implement the Redevelopment Plan.

N. CHARACTER OF PROPOSED DWELLINGS

Approximately 140 to 160 apartments are to be constructed as part of the Phase 2 development. Anticipated amenities include a pool, fitness center and garage parking.

O. PROJECT FINANCE

The estimated total development cost for Phase1 is \$53,443,326. The following table indicates how the development cost is to be financed on an interim and permanent basis. The financing for Phase 2 will be determined when the development program, schedule and costs are refined.

Proposed Interim Sources of Funds

Federal Historic Tax Credits Proceeds	\$7,195,881
State Historic Tax Credit Proceeds	\$8,168,297
State Brownfields Tax Credit Proceeds	\$2,100,000
Sales Proceeds—Adjacent Land	\$1,750,000
Construction Loan – First Mortgage	\$20,000,000
Mezzanine Loan	8,000,000
Deferred Developer Fee	\$6,229,148
Total Interim Sources	\$53,443,326

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Sales Proceeds—Adjacent Land	\$1,750,000
Construction Loan – First Mortgage	\$20,000,000
Mezzanine Loan	\$8,000,000
Deferred Developer Fee	\$729,148
Proposed TIF Estimated Present Value	\$4,830,518
Proposed City Contractual Pledge of 50% of Hotel	\$669,482
Total Permanent Sources	\$53,443,326

P. PERSONS ASSOCIATED WITH THE DEVELOPER**Redevelopment Corporation Ownership and Board of Directors**

The Developer, 634 Redevelopment Corporation, is a Missouri Redevelopment Corporation organized under and pursuant to the requirements of the Urban Redevelopment Corporations Law (Chapter 353 RSMo. 2000, as amended) for the purpose of preparing and implementing the redevelopment of the Redevelopment Area.

Shareholders:	Steve Smith
Board of Directors:	Steve Smith
	Michael Blatz
	Peter Sebelksi

Consultants

The following consultants and professional advisors have been or will be associated with the preparation and implementation of the Redevelopment Plan:

Thompson Coburn, LLP
William Kuehling and Barbara Geisman
One US Bank Plaza
St. Louis, Missouri 63101

Development Strategies, Inc.
Larry Marks and David Libonn
10 S. Broadway, Suite 1500
St. Louis, Missouri 63102

PARIC Corporation
906 Olive Street, Suite 230
St. Louis, MO 63146

Civil Design, Inc.
1552 S. 7th Street
St. Louis, MO 63104

KPFF Consulting Engineers
1630 Des Peres Road, Suite 100
St. Louis, MO 63131

Q. PROPERTY OWNED, OPTIONED, OR TO BE ACQUIRED BY THE DEVELOPER

The Developer currently owns six (6) of the Redevelopment Area's ten parcels and has option contracts on the other four from their current owner, Third Baptist Church. The six parcels owned by the Developer represents 70% of the land in the Redevelopment Area.

R. PROPOSED CITY ACTIONS AND PROPERTY TO BE ACQUIRED BY THE CITY

The Redevelopment Plan does not require the City of St. Louis to acquire any property to implement the Plan.

S. CITY-OWNED PROPERTY

There is no City-owned property in the Redevelopment Area.

T. EMPLOYMENT PRACTICES

The Developer, for itself, its successors, and assigns, admits the language, intent, and purpose regarding fair employment practices contained in Ordinance 51512 of the City of St. Louis and admits and agrees that said language, intent, and purpose apply to the Redevelopment Plan and that the Developer will be bound thereby, and Developer agrees that it will comply with the overall terms and spirit of said Ordinance.

U. NON-DISCRIMINATION AND M/WBE UTILIZATION

The Developer, for itself, its successors, and assigns, will at all times make all facilities in
634 North Grand 353 Redevelopment Plan

the Redevelopment Area available to the general public without regard to race, marital status, color, age, religion, sexual orientation, familial status, disability, national origin or ancestry. This section shall not be construed as depriving the Developer or any owner of the customary rights incident to ownership, including the rights of management and the rights to establish rules and regulations for the use of the property or charges or rents therefore, but the Developer or owner shall not discriminate in the exercise of such rights on the basis of race, color, disability, religion, sex, marital status, or national origin. Any contracts or agreements entered into or resulting from the Redevelopment Plan shall observe Equal Employment Opportunity Guidelines. Furthermore, all activities under the control of the Developer in the Redevelopment Area will be subject to the Mayor's Executive Order #28 (as amended) regarding M/WBE participation in the Redevelopment Project and any subsequent Executive Order and/or City Ordinance that amend or replace Executive Order #28.

V. TAXES

Real property acquired by the Developer within the Redevelopment Area may be taxed in the manner provided in Section 353.110, RSMo. 2000, as amended, if requested by the Developer.

Necessity For Tax Abatement

Tax abatement is deemed an essential tool to be used to help make otherwise financially infeasible projects feasible, and to induce the Developer and others to invest in the Redevelopment Area in consideration of the high costs associated with the redevelopment, including site assembly, environmental mitigation and clean-up, site improvements and security.

Tax Abatement

Pursuant to Section 353.110.2, RSMo. 2000, as amended, and upon compliance with the terms and conditions of Section 11.06.300 and Section 11.06.310 of the Revised Code of the City of St. Louis, all real property within the Development Area acquired by the Developer or conveyed to its successors and assigns and used in accordance with the Development Plan, may at the discretion of the Developer be subject for a period of ten (10) years to assessment or payment of general ad valorem property taxes imposed by the City or State or any political subdivision thereof in the manner provided by Section 353.110.1, RSMo. 2000, as amended, and said Section is incorporated herein by reference. Such tax abatement shall commence upon the transfer of title of such real property to the Developer. For the next thirteen (13) years, ad valorem taxes upon such real property may at the discretion of the developer be measured by the assessed valuation thereof as determined by the assessor upon the basis of not to exceed Fifty percent (50%) of the true value of such real property so long as the real property is owned by the Developer or its successors and assigns. After a period totaling twenty-three years, such real property shall be subject to assessment and payment of all ad

valorem taxes, based on the full true value of the real property at that time; provided, that after the completion of the redevelopment Project, as authorized by law or ordinance whenever any urban redevelopment corporation shall elect to pay full taxes, or at the expiration of the period, such real property shall be owned and operated free from any of the conditions, restrictions or provisions of this chapter, and of any ordinance, rule or regulation adopted pursuant hereto, any other law limiting the right of domestic and foreign insurance companies to own and operate real estate to the contrary notwithstanding.

Formerly Tax Exempt Properties

In the event that any such real property in the Redevelopment Area is tax exempt immediately prior to its acquisition by the Developer, the Assessor of the City of St. Louis ("City Assessor") shall promptly assess such land, exclusive of improvements, at such valuation as shall conform to, but not exceed, the assessed valuation made during the preceding calendar year of other land, exclusive of improvements, adjacent thereto. The amount of such assessed valuation so fixed by the City Assessor shall not be increased by the City Assessor during the ten (10) year period next following the date upon which the Developer acquired such property so long as such real property is used in accordance with the Redevelopment Plan.

The Developer may sell or otherwise dispose of any or all of the real property, whether by foreclosure of any mortgage or other lien, through bankruptcy proceedings, by order of any court of competent jurisdiction, by voluntary transfer or otherwise, and so long as the purchaser of such real property shall continue to use, operate and maintain such real property in accordance with the Redevelopment Plan and the Parcel Development Agreement, and such real property shall continue to be entitled to tax abatement as described in Subsection V hereof; and this shall continue following any subsequent sales or other dispositions of such property by the Developer's successors and assigns until expiration of twenty-three (23) year period.

Breach or Withdrawal

If any portion of the real property within the Redevelopment Area is not used, operated, and maintained in accordance with the Redevelopment Plan and any amendments thereto, or in the event that the transferee does not desire the property to continue under the Redevelopment Plan and any amendments thereto, the Developer may, due to such a breach or the owner's desire for withdrawal, request that portion of the real property within the Redevelopment Area be declared not eligible for the benefits under Chapter 353, RSMo. 2000, as amended, Section 11.06 of the Revised Code of the City of St. Louis or the ordinances approving the Redevelopment Plan and the Redevelopment Agreement. If the Developer and the City's Board of Aldermen agree in writing to such a

request for an amendment from the Developer or the owner of such property to withdraw the property from the benefits of the aforementioned incentive programs, such portion of the real property shall be assessed for ad valorem taxes upon the full true value of the real property and may be owned and operated free from any of the conditions, restrictions, or provisions of Chapter 353, RSMo. 2000, as amended, Section 11.06 of the Revised Code of the City of St. Louis, and the ordinance approving the Redevelopment Plan, but will not constitute a withdrawal of other parcels of property from the benefits of Chapter 353, RSMo. 2000, as amended, Section 11.06 of the Revised Code of the City of St. Louis, or the ordinance approving the Redevelopment Plan and Redevelopment Agreement. A breach of any covenant or obligation imposed by Chapter 353, RSMo.2000, as amended, Section 11.06 of the Revised Code of the City of St. Louis, the Redevelopment Plan and the Redevelopment Agreement by any owner will not constitute a breach by any other owner in the Redevelopment Area, and each parcel of property will be treated separately for this purpose.

Payments in Lieu of Taxes

Notwithstanding the tax abatement provisions of Section 353.110, RSMo. 2000, as amended, the Developer agrees for itself and on behalf of any other redevelopment corporation or owner taxed pursuant to the provisions of Section V hereof, that it or any such other redevelopment corporation or any such other owner will pay the City with respect to property which it owns in the Redevelopment Area which receives the benefits of Section 353.110, RSMo. 2000, as amended, and its individualized Parcel Development Agreement, as above provided, any amount annually equal to the amount by which the actual tax on such property computed pursuant to Section 353.110, RSMo. 2000, as amended, is less than the tax which would have resulted in such taxable years on such property if the assessed value of such property and the improvements thereof remained the same as the assessed value of such property and improvements thereon at January 1, 2016, the first day of the year in which the Ordinance approving this Redevelopment Plan became effective. The obligation to make the foregoing payments shall constitute a lien against each such parcel as to which such obligation applies, enforceable by the City in the same manner as general real estate taxes, but neither the Developer, nor any of such urban redevelopment corporations nor any of such successors or assigns, nor any individual persons associated with the Developer, shall have any personal liability with respect thereto.

W. ANALYSIS OF ECONOMIC BENEFITS

The data in this section summarizes a series of analyses for projected private investments within the Redevelopment Area to illustrate the economic impact of this development on the City of St. Louis. The anticipated new investment pursuant to this Redevelopment Plan is estimated to be approximately \$53 million for Phase 1 and \$61 Million for Phase 2 in current dollars. City revenues for Phase 1 generated during the 23 years of the Redevelopment Plan will total an estimated \$21.77 million in current dollars.

This is \$21.61 million more than the existing development would generate during the same period (see Appendix II).

In addition, it is estimated that the proposed Phase 1 development will create the equivalent 600 one-year full time construction jobs and Phase 2 will create the equivalent of 670 one-year full time construction jobs distributed over the years of active development, at an estimated average annual salary of \$50,000.

X. TERM OF PLAN

This Redevelopment Plan shall remain in full force and effect and shall be binding on the Developer and all landowners in the Redevelopment Area from the effective date of the ordinance approving this Redevelopment Plan and execution by the City of a Redevelopment Agreement to a date twenty-three (23) years thereafter. Tax abatement granted in accordance with this Redevelopment Plan that extend beyond such Redevelopment Plan's termination will survive such plan's termination.

Y. CONFORMANCE OF PRIOR PROJECT APPROVALS

The Developer proposes that the City of St. Louis shall, in the ordinances approving the Redevelopment Agreement by and between the City and the Developer for this Redevelopment Area, agree that it shall take any and all steps necessary to require that any Project previously approved by the City for any parcel within the Redevelopment Area under Chapters 99.300-99.660, 100.300-100.620 or 353.010-353.190 RSMo. 2000, as amended, including, but not limited to: Ordinance 68857 and any other previously approved redevelopment areas under Chapters 99, 100, or 353 located in whole or in part within the 634 North Grand Redevelopment Area or employing the incentives available under these Chapters, which has not secured a building permit from the City to proceed with construction as of the date of the ordinance approving the Redevelopment Plan and the Redevelopment Agreement, shall conform to the terms and conditions of the Redevelopment Plan as of the date of the approval of this Redevelopment Plan.

Z. SEVERABILITY

If any provision of this Redevelopment Plan is for any reason found to be unenforceable or inapplicable, the other provisions hereof will remain in full force and effect and in the same manner as if such unenforceable or inapplicable provision had never been contained in the Redevelopment Plan.

APPENDIX I
Individual Property Inventory



PARCEL IDENTIFICATION

634 North Grand 353 Redevelopment Area
St. Louis, Missouri



November 2015

634 NORTH GRAND REDEVELOPMENT AREA								
PROPERTY INVENTORY								
November 2015								
PARCEL ID	Address	Owner	Zoning	Area SF	Land Use	General Cond.	Bldg Cond	Year Built
10610000100	3520 DR SAMUEL T SHEPARD	TLG 634 N GRAND LLC	H	12,717	Surface Parking	Poor	N/A	N/A
10610000200	3514 DR SAMUEL T SHEPARD	TLG 634 N GRAND LLC	H	5,687	Surface Parking	Poor	N/A	N/A
10610000400	3500 DR SAMUEL T SHEPARD	THIRD BAP CH OF ST L	H	8,531	Surface Parking	Poor	N/A	N/A
10610000500	3501 WASHINGTON	THIRD BAP CH OF ST L	H	13,076	Mxd-Use Bldg	Fair	Fair	1965
10610000600	3511 WASHINGTON	TLG 634 N GRAND LLC	H	7,388	Surface Parking	Poor	N/A	N/A
10610000700	3519 WASHINGTON	TLG 634 N GRAND LLC	H	10,059	Surface Parking	Poor	N/A	N/A
10610000800	3517 WASHINGTON	THIRD BAP CH OF ST L	H	6,116	Surface Parking	Poor	N/A	N/A
10610000900	3525 WASHINGTON	THIRD BAP CH OF ST L	H	5,305	Surface Parking	Poor	N/A	N/A
10610001200	634 North Grand	TLG 634 N GRAND LLC	H	40,375	Office Bldg	Poor	Poor	1923
10610001300	3529 WASHINGTON	TLG 634 N GRAND LLC	H	1,152	Surface Parking	Poor	N/A	N/A
				110,406				
				2.53 Acres				

APPENDIX II
Economic Analysis

City Tax Revenue (353 Plan Approved)									
Year	PILOT/Real Estate Taxes*	Commercial Surcharge Taxes*	Personal Property Taxes*	Sales Taxes**	Convention & Tourism Taxes	Restaurant Gross Receipts Taxes	Earnings/ Payroll Taxes	Utility Taxes	TOTAL City Tax Revenue
1	\$5,133	\$464	\$0	\$198,700	\$123,857	\$19,260	\$91,950	\$29,005	\$468,369
2	\$5,133	\$464	\$4,816	\$264,933	\$165,142	\$25,680	\$103,294	\$29,876	\$599,337
3	\$5,133	\$464	\$4,864	\$331,166	\$206,428	\$32,100	\$110,138	\$30,772	\$721,064
4	\$5,133	\$464	\$4,912	\$341,101	\$212,621	\$33,063	\$113,442	\$31,695	\$742,431
5	\$5,133	\$464	\$4,962	\$351,334	\$218,999	\$34,055	\$116,845	\$32,646	\$764,438
6	\$5,133	\$464	\$5,011	\$361,874	\$225,569	\$35,077	\$120,350	\$33,625	\$787,104
7	\$5,133	\$464	\$5,061	\$372,730	\$232,337	\$36,129	\$123,961	\$34,634	\$810,449
8	\$5,133	\$464	\$5,112	\$383,912	\$239,307	\$37,213	\$127,680	\$35,673	\$834,493
9	\$5,133	\$464	\$5,163	\$395,429	\$246,486	\$38,329	\$131,510	\$36,743	\$859,258
10	\$5,133	\$464	\$5,215	\$407,292	\$253,880	\$39,479	\$135,455	\$37,846	\$884,764
11	\$5,133	\$7,014	\$5,267	\$419,511	\$261,497	\$40,663	\$139,519	\$38,981	\$917,585
12	\$5,133	\$7,014	\$5,319	\$432,096	\$269,342	\$41,883	\$143,704	\$40,150	\$944,643
13	\$5,133	\$7,238	\$5,373	\$445,059	\$277,422	\$43,140	\$148,016	\$41,355	\$972,736
14	\$5,133	\$7,238	\$5,426	\$458,411	\$285,745	\$44,434	\$152,456	\$42,595	\$1,001,439
15	\$5,133	\$7,469	\$5,481	\$472,163	\$294,317	\$45,767	\$157,030	\$43,873	\$1,031,234
16	\$5,133	\$7,469	\$5,535	\$486,328	\$303,147	\$47,140	\$161,741	\$45,190	\$1,061,683
17	\$5,133	\$7,707	\$5,591	\$500,918	\$312,241	\$48,554	\$166,593	\$46,545	\$1,093,283
18	\$5,133	\$7,707	\$5,647	\$515,946	\$321,608	\$50,011	\$171,591	\$47,942	\$1,125,584
19	\$5,133	\$7,952	\$5,703	\$531,424	\$331,256	\$51,511	\$176,738	\$49,380	\$1,159,099
20	\$5,133	\$7,952	\$5,760	\$547,367	\$341,194	\$53,056	\$182,041	\$50,861	\$1,193,365
21	\$5,133	\$8,205	\$5,818	\$563,788	\$351,430	\$54,648	\$187,502	\$52,387	\$1,228,911
22	\$5,133	\$8,205	\$5,876	\$580,702	\$361,973	\$56,288	\$193,127	\$53,959	\$1,265,262
23	\$5,133	\$8,467	\$5,935	\$598,123	\$372,832	\$57,976	\$198,921	\$55,577	\$1,302,964
Total	\$118,068	\$104,277	\$117,846	\$9,960,309	\$6,208,630	\$965,455	\$3,353,600	\$941,311	\$21,769,496

**Property Taxes include the City's General Fund levy ONLY*

***Sales Tax includes levies for the City General Fund, Capital Improvements, City Transportation, City Recreation, and Sports & Entertainment ONLY*

City Tax Revenue (353 Plan NOT Approved)

Year	PILOT/Real Estate Taxes*	Commercial Surcharge Taxes*	Personal Property Taxes*	Sales Taxes**	Convention & Tourism Taxes	Restaurant Gross Receipts Taxes	Earnings/ Payroll Taxes	Utility Taxes	TOTAL City Tax Revenue
1	\$5,133	\$464	-	-	-	-	-	\$500	\$6,097
2	\$5,236	\$473	-	-	-	-	-	\$510	\$6,219
3	\$5,236	\$473	-	-	-	-	-	\$520	\$6,229
4	\$5,341	\$483	-	-	-	-	-	\$531	\$6,354
5	\$5,341	\$483	-	-	-	-	-	\$541	\$6,365
6	\$5,448	\$492	-	-	-	-	-	\$552	\$6,492
7	\$5,448	\$492	-	-	-	-	-	\$563	\$6,503
8	\$5,557	\$502	-	-	-	-	-	\$574	\$6,633
9	\$5,557	\$502	-	-	-	-	-	\$586	\$6,644
10	\$5,668	\$512	-	-	-	-	-	\$598	\$6,777
11	\$5,668	\$512	-	-	-	-	-	\$609	\$6,789
12	\$5,781	\$522	-	-	-	-	-	\$622	\$6,925
13	\$5,781	\$522	-	-	-	-	-	\$634	\$6,938
14	\$5,897	\$533	-	-	-	-	-	\$647	\$7,076
15	\$5,897	\$533	-	-	-	-	-	\$660	\$7,089
16	\$6,015	\$543	-	-	-	-	-	\$673	\$7,231
17	\$6,015	\$543	-	-	-	-	-	\$686	\$7,244
18	\$6,135	\$554	-	-	-	-	-	\$700	\$7,389
19	\$6,135	\$554	-	-	-	-	-	\$714	\$7,403
20	\$6,258	\$565	-	-	-	-	-	\$728	\$7,551
21	\$6,258	\$565	-	-	-	-	-	\$743	\$7,566
22	\$6,383	\$577	-	-	-	-	-	\$758	\$7,717
23	\$6,383	\$577	-	-	-	-	-	\$773	\$7,732
Total	\$132,566	\$11,978	\$0	\$0	\$0	\$0	\$0	\$14,422	\$158,967

*Property Taxes include the City's General Fund levy ONLY

**Sales Tax includes levies for the City General Fund, Capital Improvements, City Transportation, City Recreation, and Sports & Entertainment ONLY

APPENDIX III

Urban Redevelopment Corporation Certificate

STATE OF MISSOURI



Jason Kander
Secretary of State

CERTIFICATE OF AGREEMENT OR ASSOCIATION

WHEREAS, Articles of Agreement or Association of

634 Redevelopment Corporation
RD001393915

have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of Urban Redevelopment Corporations Law.

NOW, THEREFORE, I, JASON KANDER, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do hereby certify and declare this entity a body corporate, duly organized this date and that it is entitled to all rights and privileges granted corporations organized under the Urban Redevelopment Corporations Law.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 12th day of November, 2015.


Secretary of State

